



Topic

Bare Land Strata Plan Standards For Works And Services - Approving Officer Policy

Overview

The Approving Officer may refuse to approve a bare land strata plan unless they are satisfied that access routes and water, sewerage and drainage systems within the subdivision will be constructed in accordance with certain codes, or where they do not apply, to standards generally accepted as good engineering practice. As the latter may have differing interpretations, this policy sets out the standards which the Approving Officer generally considers to be good engineering practice. The Approving Officer may, but will not necessarily, accept a certificate from a professional engineer as evidence that the standards proposed for a bare land strata subdivision do constitute generally accepted good engineering practice.

Key Information

Access Routes

In addition to the requirement for good engineering practice, the Approving Officer may decline to approve a plan if the width of access routes are not sufficient to meet police and fire protection requirements or the access routes are not sufficient for practical and reasonable access to the strata lots.

The standards which the Approving Officer considers to be acceptable under normal circumstances include:

- a. a minimum clear paved surface width of 6.0m graded at a two percent (2%) cross fall either to concrete curbs and gutters or to 0.5m wide gravel shoulders and drainage swales or ditches;
- b. centreline radius of at least 12.0m;

For further information please contact the Development Planning Section of the Planning and Development Department at 604-927-3430 or check our website, www.coquitlam.ca

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- c. overhead clearance of at least 5m;
- d. a maximum centre line gradient of fifteen percent (15%);
- e. change of gradient of not more than one in 12.5 over a minimum distance of 15m;
- f. a turnaround of a minimum 18.0m radius for any dead end portion of an access route exceeding 90m and a panhandle turnaround for any lesser length;
- g. connection to a public highway;
- h. pavement design in accordance with the requirements for local streets in the City of Coquitlam Subdivision and Development Servicing Bylaw;
- i. adequate drainage to convey surface water from the access route to the drainage system connected to the City system and to protect the structural integrity of the access route; and
- j. streetlights located at all intersections.

Where roads are located on steep slopes, the owner-developer must submit an evaluation by a geotechnical engineer of slope stability, surface run-off and potential changes to the groundwater regime together with appropriate recommendations and designs for mitigating any negative geotechnical or hydro-geotechnical impacts of road construction and for management of storm water.

The Approving Officer may seek the advice of the Fire Department in determining the adequacy of access routes and may require more rigorous standards than set out above and may also require signage to regulate the parking of vehicles on access routes.

On-Site Services

The City of Coquitlam Subdivision and Development Servicing Bylaw (the Bylaw) requires all subdivisions and developments to be connected to the water distribution, sanitary sewer and storm drainage systems operated by the City or the Metro Vancouver (Greater Vancouver Regional District). The Approving Officer must not approve a bare land strata plan unless satisfied that all strata lots in the plan can be connected to these services, and that the land can be adequately drained, by internal systems constructed in accordance with the British Columbia Building Code or, where that does not provide standards, in accordance with standards generally accepted as good engineering practice.

The BC Building Code standards apply to water, sewerage and drainage systems within buildings and only provide limited standards for underground pipes connecting a number of buildings to a municipal system. The Approving Officer is of the opinion that the standards set out, or referenced, in the Bylaw represents good engineering practice and thus generally expects that the internal servicing of bare land strata subdivisions with water, sewerage and drainage systems, including road drainage, will meet those standards.

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Variation from Standards

An owner-developer wishing to vary from the standards set out above should submit a report from a professional engineer setting out valid engineering reasons for not using these standards and justifying the alternative standards proposed.

Where lesser standards can be demonstrated to the Approving Officer as representing good engineering practice, they must at least include curb stops for the water connection and inspection chambers on the sanitary and storm sewer connections for each strata lot, and water valves and sanitary and storm sewer manholes on the common services all in accordance with the Bylaw.

The Approving Officer's decision on the standards to be used will be final.

Commencement and Completion of Works

Construction of access routes and water, sanitary sewers and storm drains within lands to be included in a bare land strata plan must not be commenced until the Approving Officer has approved design drawings prepared, signed and sealed by a professional engineer for all works required.

The Approving Officer may not approve a bare land strata plan before all required water, sanitary sewerage and storm drainage systems are completed and will not do so unless the owner-developer agrees to enter into such covenants registrable under Sections 182 and 219 of the Land Title Act as the Approving Officer considers advisable and furnishes security for the cost of constructing the systems in an amount and form satisfactory to the Approving Officer. The covenant must refer to the approved design drawings and required construction standards, set a date by which works will be completed and authorize the City, or its contractors, to enter the property and complete the works if they are not satisfactorily completed by that date.

A bare land strata plan will not be approved until all access routes are completed to the satisfaction of the Approving Officer.

The Approving Officer will require the owner-developer to provide certification by a professional engineer that all works required for access routes, drainage of the land and the servicing of the strata lots have been inspected and are installed and constructed in accordance with the approved design drawing and the standards set out in this policy or as otherwise accepted by the Approving Officer. This requirement of the Approving Officer is in addition to those for plumbing system permits and inspections by City inspectors under the Building Bylaw and any requirements made by the City pursuant to a rezoning or development permit.

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Connection to City and GVRD Systems and Works on Adjacent Highways

The Bylaw governs the connection of water, sanitary sewerage and storm drainage systems to the systems operated by the City and Metro Vancouver (Greater Vancouver Regional District) and the provision of works and services on a highway immediately adjacent to the subdivision. The standards and requirements that apply under the Bylaw may be requested from the Supervisor Development Servicing.